

## CHAPTER 18.33

### Architectural and Site Design Standards

#### 18.33.010 Intent.

The intent of this Chapter is to implement the City of Evans Comprehensive Plan and promote the health, safety and general welfare of its residents by encouraging high quality in the site design, organization and construction of new developments and neighborhoods. (Ord. 346-05; Ord. 244-03; Ord. 160-02)

#### 18.33.020 Applicability.

All new development shall comply with the provisions of this Chapter, unless otherwise stated herein. (Ord. 346-05)

#### 18.33.030 Existing uses and structures.

A. The standards of this Chapter shall apply to all building permits applied for after the effective date of the ordinance adopting this Chapter, except as may otherwise be provided for under the provisions of this Chapter.

B. Structures that were conforming prior to the effective date of the ordinance adopting this Chapter, but that do not meet one (1) or more standards of this Chapter, shall be considered legal nonconforming in accordance with Chapter 19.56 of the Evans Municipal Code. (Ord. 346-05)

#### 18.33.040 Definitions.

The following words and phrases shall, for the purpose of this Chapter, be defined as follows:

*Adjacent house* shall mean a house on a lot sharing a side property line with the subject lot.

*Architectural shingle roof* shall mean shingles that have added dimensionality because of extra layers or tabs, giving them a shake-like appearance.

*Change of plane of front façade* shall mean thirty percent (30%) to fifty percent (50%) of the front façade of the house, excluding any garage or porch, is at least two (2) feet closer to or farther from the front property line than the rest of the façade.

*Change of plane of rear façade* shall mean thirty percent (30%) to fifty percent (50%) of the rear façade of the house, excluding any garage or porch, is at least two (2) feet closer to or farther from the rear property line than the rest of the façade.

*Decorative windows* shall include:

1. Bay, box or oriel windows;
2. Window arches which form a semicircle over a door or another window below it;
3. Transom windows which form a semicircle over, but are not connected to, a door or another window below it;

4. Picture windows which are a minimum four (4) feet by six (6) feet, fixed pane;
5. Windows of unusual shape such as octagons, circles, etc., and with a minimum glass area of four (4) square feet; and
6. Sidelights which include at least one (1) window adjacent the front door, a minimum of one-foot wide and the same height as the door.

*Double front doors* shall mean two (2) adjacent standard size front doors at the entrance to the house.

*Eave* shall mean the projecting edges of a roof overhanging the wall of a building.

*Exterior lights* shall mean lights of forty (40) to one hundred fifty (150) watts attached to the soffits of the house at least every fifteen (15) linear feet and decorative "wall lantern" lights on either side of the garage door. Security lights such as halogen lights and lights required by the building code shall not satisfy the requirements of this feature.

*False vent on gable* shall mean a vent painted to match the siding or the trim of the house and being at least two (2) square feet in area, or having a diameter of two (2) feet for circular vents, on at least one (1) gable.

*Finished floor area of at least eighteen thousand (1,800) square feet* shall exclude the basement of the house.

*Fireplace chimney* shall mean a decorative structure on the roof of the house with stone or brick fascia and which is at least two (2) feet wide by one (1) foot thick and which projects above the roof at least one (1) foot at the nearest point.

*Flush, recessed, alley-accessed, side-loaded or detached garage* shall mean a garage that is no closer to the front property line than the ground-level front façade of the principal structure.

*Front façade* shall mean the exterior walls of the principal residential building that faces the street from which the building is accessed or addressed.

*Front façade of one hundred percent (100%) stone and/or brick* shall mean all siding on the front façade and each side elevation a depth of two (2) feet back from the front corners of the house is covered with either stone or brick material, or a combination of both.

*Front façade of one hundred percent (100%) stucco* shall mean all siding on the front façade and each side elevation a depth of two (2) feet back from the front corners of the house is covered with stucco.

*Front façade of one hundred percent (100%) stucco façade with stone or brick wainscot* shall mean all siding on the front façade and each side elevation a depth of two (2) feet back from the front corners of the house is covered with stucco and has a wainscot of stone or brick at least two (2) feet in height.

*Front porch* shall mean a covered porch on the front of the house with a minimum depth of six (6) feet and a minimum area of seventy-two (72) square feet, excluding the stoop and any projections (e.g., bay windows). Front porches shall be open on all sides except where they adjoin a wall of the house and shall have columns that are at least four (4) inches wide.

*Front yard landscaping* shall mean installation of a landscape and irrigation plan approved by City staff and shall, over the entire pervious area of the front yard, consist of:

1. Four (4) cubic yards of compost per one thousand (1,000) square feet of landscape area, tilled in to the soil; and
2. Trees and shrubs in the front yard including a minimum of one (1) two-inch caliper deciduous tree or six-foot tall evergreen tree and three (3) five-gallon container shrubs or nine (9) one-gallon container shrubs; and
3. Nonliving groundcover materials such as decorative rock or bark mulch in twenty-five percent (25%) of the area of the front yard; and
4. Groundcover consisting of established grass seed or sod in seventy percent (70%) area of the front yard; and
5. An irrigation system (drip-irrigation for woody plant materials and sprinklers for turf grass).

As an option, front yards may be xeriscaped with a variety of low-water plants, such as native grasses and low-water shrubs and trees, to be reviewed on a case-by-case basis. Irrigation for xeriscaped front yards is required, and no more than thirty percent (30%) of the front yard shall contain nonliving groundcover.

See also Section 19.04, Definitions, and Section 19.47, Landscaping, of the Municipal Code for additional definitions of these terms. Inspection and approval of the installation of the landscaping by City staff shall be required prior to issuance of a certificate of occupancy, except when weather or watering restrictions prevent planting, the builder shall supply the City with a letter of intent stating a landscaping completion date not to exceed six (6) months and a cash escrow of two thousand five hundred dollars (\$2,500.00).

Landscaping and irrigation plans, for the purposes of this Section, shall have the following requirements:

1. Three (3) copies of the plan on eight and one half (8½) inch by eleven (11) inch, eight and one half (8½) inch by fourteen (14) inch, or eleven (11) inch by seventeen (17) inch paper shall be submitted with a building permit application;
2. Plans shall include, at a minimum, the following information: graphic scale, date and north arrow;
  - a. Location of property lines and easements;
  - b. Approximate location of all proposed buildings, paving and other improvements;
  - c. Approximate location of all proposed landscaping;
  - d. A table with a breakdown of the area devoted to trees and shrubs and living and nonliving groundcover;
  - e. A list of all proposed plant and landscape material including species, size and quantity; and
  - f. Signature of the owner/builder.

*Garage door painted to match house* shall mean a garage painted a color, other than white, that is the same as either the siding or the trim of the principal structure.

*Garage door windows* shall mean two (2) windows per stall in the garage door panels of either the top row or the second from the top row.

*Porch columns, eight-inch* shall mean all roof supports within the area of a front porch (and wraparound porch, if applicable) at least eight (8) inches by eight (8) inches, or eight (8) inches in diameter, as applicable, or clad entirely with brick or stone material.

*Rear façade* shall mean the exterior walls of the principal residential building that are opposite and generally parallel to the front façade.

*Rear façade of one hundred percent (100%) stone and/or brick* shall mean all siding on the rear façade is covered with either stone or brick material, or a combination of both.

*Rear façade of one hundred percent (100%) stucco* shall mean all siding on the rear façade is covered with stucco.

*Rear façade of one hundred percent (100%) stucco façade with stone or brick wainscot* shall mean all siding on the rear façade is covered with stucco and has a wainscot of stone or brick at least two (2) feet in height.

*Roof dormer* shall mean at least one (1) projection in the roof of the house with the same material as the rest of the roof and containing a window at least two (2) feet by two (2) feet or two (2) feet in diameter.

*Roof pitch* shall mean the degree of roof incline, expressed in inches, as the ratio of the rise to the span, for the entire roof except that area over a front porch.

*Shake shingle roof* shall mean real or simulated wood shingles.

*Shutters around windows* shall each be one half (½) the area of the window to which they are adjacent and shall be placed on all windows except decorative windows.

*Stone or brick wainscot* shall mean that at least the lowest two (2) feet of siding on the front façade, including a two-foot wraparound to the side façade is covered with stone or brick.

*Substantial improvement* shall mean any change to an existing improvement that causes the size, height or area to increase by fifty percent (50%) or more, or which costs fifty percent (50%) or more of the market value of the improvement prior to the change.

*Three-car garage* shall mean a garage with three (3) stalls, each measuring at least nine (9) feet in width, and which conforms to all the requirements of Chapter 19.48 of the Municipal Code.

*Three-foot offset from adjacent houses* shall mean the plane of the structure nearest the front property line is at least three (3) feet closer to or farther from the front property line than the structures nearest the front property lines on either adjacent lot.

*Three-tone paint* shall mean three (3) separate and distinct paint colors consisting of one (1) primary color, one (1) contrasting color, and one (1) brighter accent color used on the exterior of the house.

*Tile roof* shall mean painted cement, clay, stone or slate tiles covering the entire roof.

*Variation in roofline* shall mean a roof:

1. With ridgelines that are no longer than twenty-five (25) feet in any one (1) direction and that have two (2) changes of elevations of at least one (1) foot; or
2. That contains four (4) or more gables, which face the front property line, including "false" or nonstructural gables; or
3. That is of a "Santa Fe" style (i.e., a flat roof with parapets); or
4. That has clipped gable ends, as defined as at least two (2) triangular areas with a slope of at least 4:12 and where the ridgelines terminate at least two (2) feet in from the exterior plane of the house.

*Variation in roof color* shall mean the color of the roof of the principal structure is clearly different from the roof colors of the principal structures on either adjacent lot.

*Wraparound porch* shall mean a covered porch on the side of a house that extends a minimum distance of fifteen (15) feet from a front porch, as measured from the front corner of the house, and contains a minimum width of six (6) feet, as measured from the side of the house. Wraparound porches shall be open on all sides except where they adjoin a wall of the house. (Ord. 346-05; Ord. 244-03; Ord. 160-02)

### **18.33.050 Single-family and two-family dwelling architectural design standards.**

Where a single-family or two-family dwelling is the principal use, such dwelling shall comply with all of the following criteria prior to issuance of a certificate of occupancy:

- A. The primary entrance to a dwelling unit or units shall face the adjacent public street to the maximum extent possible.
- B. All pitched roofs shall have a minimum pitch of 4:12.
- C. All pitched roofs shall have a minimum of twelve-inch eaves.
- D. All vents and vent piping shall be painted to match the principal structure.
- E. All doors and windows not bordered by brick or stone material shall have minimum three-inch trim.
- F. No more than the lowest nine (9) inches of a foundation wall shall be exposed to view on any side of a house.
- G. The façade facing a side street property line on a corner lot shall have at least one (1) window and/or break in the plane of the façade of at least two (2) feet.

H. Front façades. In addition to the above standards, each single-family and two-family dwelling on any lot platted after July 16, 2002, shall incorporate a total of sixteen-points worth of architectural features from the table below:

	<i>Feature</i>	<i>Credit towards requirement</i>	<i>Can count if same adjacent?</i>
1	Flush, recessed, alley-accessed, side-loaded or detached garage	5	Yes
2	Front façade of 100% stone and/or brick	5	See below
3	Front yard landscaping	5	Yes
4	Front façade of 100% stucco with stone or brick wainscot	4	See below
5	Finished floor area of at least 1,800 square feet	4	Yes
6	Tile roof	4	Yes
7	Front façade of 100% stucco	3	See below
8	Roof pitch of 8:12 or greater	3	Yes
9	Roof dormers	3	No
10	Stone or brick wainscot on front façade	3	See below
11	Shake shingle roof	3	Yes
12	Three-car garage	3	No
13	Variation in roofline	2	Yes
14	Roof pitch of 6:12 or 7:12	2	Yes
15	Architectural shingle roof	2	Yes
16	Three-tone paint	2	See below
17	Three-foot offset from adjacent houses	2	Yes
18	Garage door windows	2	Yes
19	Exterior lights on front façade	2	Yes
20	Double front doors	2	No
21	Front porch	2	Yes
22	Wraparound porch	2	Yes
23	Porch columns, eight-inch	2	No
24	Variation in roof color	2	See below
25	Fireplace chimney	1	No
26	False vent on gable on front façade	1	No
27	Garage door painted to match house	1	Yes
28	Shutters around windows on front façade	1	No
29	Decorative windows on front façade	1	See below
30	Change of plane of front façade	1	Yes
31	18-inch or wider eaves	1	No
	Total: (minimum 16 points required)	76	

Features in the table above with the word "No" in the right-hand column shall not count for credit if a house on either adjacent lot received credit for the same feature. The features numbered 2, 4, 7, 10, 16, 24 and 29 in the table above may count for credit on adjacent lots only if the appearance of the features differs in characteristics such as color, material or style. For example, two (2) adjacent houses may receive credit for using brick, if the brick on one (1) house is a different color from the brick on the other.

I. Rear façades. In addition to the above standards, each single-family or two-family dwelling on any lot platted after July 16, 2002, and along the perimeter of a subdivision and which is within one hundred (100) feet of an arterial or major collector right-of-way shall incorporate a total of eight-points worth of architectural features from the table below prior to issuance of a certificate of occupancy:

	<i>Feature</i>	<i>Credit towards requirement</i>	<i>Can count if same adjacent?</i>
1	Rear façade of 100% stone and/or brick	5	See below
2	Rear façade of 100% stucco with stone or brick wainscot	4	See below
3	Tile roof	4	Yes
4	Rear façade of 100% stucco	3	See below
5	Roof pitch of at least 8:12	3	Yes
6	Shake shingle roof	3	Yes
7	Variation in roofline	2	Yes
8	Roof pitch of 6:12 or 7:12	2	Yes
9	Architectural shingle roof	2	Yes
10	Three-tone paint	2	See below
11	Variation in roof color	2	See below
12	Shutters around windows on rear façade	1	No
13	Decorative windows on rear façade	1	See below
14	Change of plane of rear façade	1	Yes
15	Rear façade of 100% stone and/or brick	5	See below
16	Rear façade of 100% stucco with stone or brick wainscot	4	See below
17	Tile roof	4	Yes
18	Rear façade of 100% stucco	3	See below
19	Roof pitch of at least 8:12	3	Yes
20	Shake shingle roof	3	Yes
21	Variation in roofline	2	Yes
22	Roof pitch of 6:12 or 7:12	2	Yes
23	Architectural shingle roof	2	Yes
24	Three-tone paint	2	See below
25	Variation in roof color	2	See below
26	Shutters around windows on rear façade	1	No
27	Decorative windows on rear façade	1	See below
28	Change of plane of rear façade	1	Yes
	Total: (Minimum 8 points required)	35	

Features in the table above with the word "No" in the right-hand column shall not count for credit if a house on either adjacent lot received credit for the same feature. The features numbered 1, 2, 4, 10, 11 and 13 in the table above may count for credit on adjacent lots only if the appearance of the features differs in characteristics such as color, material or style. For example, two (2) adjacent houses may receive credit for using brick, if the brick on one (1) house is a different color from the brick on the other.

J. An applicant may request consideration of a feature not listed in tables above. The Director of Public Works may approve the request and shall determine a point value for the feature for credit toward the requirements of this Section. The Director's decision whether to approve the request and, if so, the point value to award it, shall be based on the feature's size, uniqueness, and any other factors that may



contribute to the distinctiveness of the house and the streetscape. (Ord. 346-05; Ord. 272-04; Ord. 244-03; Ord. 160-02)

### **18.33.060 Multifamily architectural and site design standards.**

Any lot where a multifamily dwelling is the principal use shall comply with all of the following criteria:

#### **A. Elevations, materials and colors.**

1. Exterior architecture elevations, including proposed roof style and pitch, window and door detail and materials and colors, shall be compatible with the character of the surrounding area if there is an established character.

2. All sides of any multifamily building shall include a combination of durable materials such as stucco, brick, stone; colored and textured concrete and decorative masonry block; glass or acrylic block; vinyl, concrete or wood siding; and hardwood and pressure-treated wood.

Accent and decorative components may also include marble and granite; steel, copper and aluminum; heavy timber; and terracotta. Other materials may be approved on a case-by-case basis. Materials and colors shall be indicated on elevation illustrations.

3. Every elevation shall be broken up through the use of decorative architectural features such as change in plane; molding, columns, cornice, frieze or arches; rigid awnings or canopies; color and texture variations; recessed windows or doors, bay windows, window sills or window boxes; decks and covered patios; or exposed structural elements like steel or timber beams.

4. Building entrances shall be identified and directly accessible from a public sidewalk or sidewalk internal to the site.

5. No fewer than one (1) building entry shall accommodate each four (4) units. Individual exterior entry doors for each unit are encouraged.

6. Windows and doors shall have at least three-inch exterior trim, unless otherwise enhanced with approved decorative features.

7. Windows and glazing shall not be highly reflective.

8. Reflective, neon, primary (red, blue, yellow) and secondary (purple, green, orange) colors shall not be permitted as exterior paint colors on any structure within a multi-family development, except for trim and accent by approval of the Director of Public Works. Acceptable colors include subtle warm and cool colors, earth-tone colors and neutral colors. Samples of proposed materials and colors shall be provided upon request of the Director of Public Works.

#### **B. Roofs.**

1. Roofs shall be gable, gambrel, hipped or otherwise broken up through varying planes. Flat roofs with varying planes shall be considered on a case-by-case basis when appropriate to the architectural character of the building.

2. Roofs shall be constructed of asphalt, fiberglass, nonreflective metal shake or wood shake shingle; clay, concrete, fiber cement or non-reflective metal tile; slate; or non-reflective metal standing seam. Other materials may be considered on a case-by-case basis. Roof material shall be indicated on the elevation illustrations.

C. Screening and service areas.

1. Uses that generate noise and glare (including outdoor vending machines) and which operate twenty-four (24) hours per day shall not be located in areas of the site that are visible or audible from any residential land uses. Amenities, such as swimming pools, hot tubs and tennis courts, may be integrated into the site plan and located within visibility and/or audibility of residential units within the subject multifamily development, provided such amenity is not located closer than forty (40) feet from any unit, including a patio or balcony.

2. Individual exterior air conditioning and similar units are not permitted. Exterior mechanical units, whether ground or rooftop, shall be fully screened from view. The location of exterior mechanical units shall be indicated on the site plan.

3. Each multifamily development shall include one (1) or more areas, as required, for trash receptacles fully screened on all sides with minimum six-foot-tall privacy fences or walls constructed of materials consistent with the multifamily buildings. Such receptacles shall be, at a minimum, the equivalent of ninety-six (96) gallons (approximately one-half [ $\frac{1}{2}$ ] cubic yard) per dwelling unit. Such areas shall be located such that each dwelling unit is within two hundred (200) feet of a trash receptacle area.

D. Site design.

1. Multifamily developments between five (5) and fifteen (15) acres shall include a minimum of one (1) public street or private drive, with detached sidewalks and six-foot landscaped planting strips that is continuous through the site, and connects to a public street on either end (referred to as a "through-access drive").

2. Multifamily development sites greater than fifteen (15) acres shall include a minimum of two (2) through-access drives with detached sidewalks and six-foot landscaped planting strips. Multifamily buildings shall be arranged to enclose and frame common areas, which may include gardens, courtyards, recreation and play areas. Such common areas shall contain at least three (3) of the following features:

- a. Seasonal planting areas;
- b. Large, flowering trees;
- c. Community garden;
- d. Seating;
- e. Pedestrian-scaled lighting;
- f. Gazebos or other decorative structures;
- g. Play structures for children ages five (5) to twelve (12); or

h. Natural environmental features, such as an existing creek, rock outcropping or grove of existing trees, but not a field of weeds as defined by Chapter 8.12 of the Municipal Code.

Other amenities may be approved on a case-by-case basis. Storm water detention areas or required setback areas around oil and gas facilities shall not count toward common area features.

E. Central mailbox stations shall be provided in accordance with U.S. Postal Service standards and shall be indicated on the site plan.

F. Parking.

1. Parking lot striping shall be an approved, reflective, white paint.

2. Required parking stalls and driveways shall be paved with asphalt, concrete or a similar material upon approval of the Director of Public Works.

3. Minimum six-inch-high curbs shall delineate parking areas from pedestrian areas.

G. City of Evans standard ornamental light fixture shall be installed on public and private streets. Adequate pedestrian lighting shall be supplied throughout the development and may be in the form of low-glare pole or wall-mount fixtures, bollards or other acceptable type. The placement and type of fixtures shall be indicated on the site plan, for review and approval of the Director of Public Works/Planning. (Ord. 346-05; Ord. 272-04; Ord. 244-03; Ord. 160-02)

#### **18.33.070 Institutional and commercial architectural design standards.**

The following standards shall apply to all structures built in commercial zoning districts, as well as commercial structures in RC (residential commercial) zoning districts and institutional structures.

A. Elevations, materials and colors.

1. Exterior architecture elevations including proposed roof style and pitch, window and door detail, materials and colors shall be compatible with the character of the surrounding area if there is an established character.

2. All sides of any commercial or institutional building shall include a combination of durable materials such as stucco, brick, stone, marble and granite; colored and textured concrete and decorative masonry block; glass or acrylic block; and hardwood and pressure-treated wood. Accent and decorative components may also include steel, copper and aluminum; heavy timber; and terracotta. Other materials may be approved on a case-by-case basis. Materials shall be indicated on elevation illustrations.

3. Front and street side elevations shall have a minimum of twenty-five percent (25%) of the wall area as window and/or glass door area.

4. Every elevation shall be broken up through the use of decorative architectural features such as change in plane; molding, columns, cornice, frieze or arches; rigid awnings or canopy; color and texture variations; recessed windows or doors, bay windows, window sills, window boxes or false windows; decks and covered patios; and exposed structural elements like steel or timber beams.

5. Building entrances shall be identified and directly accessible from a public sidewalk or sidewalk internal to the site.

6. Windows and doors shall have at least three-inch exterior trim, unless otherwise enhanced with approved decorative features.

7. Windows and glazing shall not be highly reflective.

**B. Roofs.**

1. Roofs shall be gable, gambrel, hipped or otherwise broken up through varying planes. Flat roofs with varying planes shall be considered on a case-by-case basis when appropriate to the architectural character of the building.

2. Roofs shall be constructed of asphalt, fiberglass, nonreflective metal shake or wood shake shingle; clay, concrete, fiber cement or non-reflective metal tile; slate; or nonreflective metal standing seam. Other materials may be considered on a case-by-case basis. Roof material shall be indicated on the elevation illustrations.

**C. Screening and service areas.**

1. Uses that generate noise and glare (including outdoor vending machines) shall not be located in areas of the site that are visible or audible from any residential land uses.

2. Service and loading areas shall be fully screened, through the use of landscaping and/or fencing, from adjacent residentially zoned properties, internal parking lot driveways and public and private rights-of-way. Service and loading areas shall not be placed on the front or street side of a building, but rather at the rear or side of the building.

3. Trash receptacles shall be fully screened on all sides with minimum six-foot-tall privacy fences or walls constructed of materials consistent with the commercial building.

4. Exterior mechanical units, whether ground or rooftop, shall be fully screened from view. The location of exterior mechanical units shall be indicated on the site plan.

**D. Site design.**

1. Individual commercial buildings, whether on one (1) or more lots, that share common access driveways and parking spaces, shall be arranged to enclose and frame common areas, which may include parking areas with designated pedestrian crosswalks, pedestrian plazas and gathering areas, landscaping and similar common areas. Commercial developments between five (5) and fifteen (15) acres shall include a minimum of one (1) public street or private drive, with detached sidewalks and six-foot landscaped planting strips that is continuous through the site, and connects to a public street on either end (referred to as a "through-access drive").

2. Commercial developments greater than fifteen (15) acres shall include a minimum of two (2) through-access drives with detached sidewalks and six-foot landscaped planting strips.

**E.** City of Evans standard ornamental light fixture shall be installed on public and private streets. Adequate pedestrian lighting shall be supplied throughout the development and may be in the form of low-glare pole or wall-mount fixtures, bollards or other acceptable type. The placement and type of

fixtures shall be indicated on the site plan, for review and approval of the Director of Public Works/Planning.

F. Parking.

1. Parking lot striping shall be an approved, reflective, white paint.
2. Required parking stalls and driveways shall be paved with asphalt, concrete or a similar material upon approval of the Director of Public Works.
3. Minimum six-inch-high curbs shall delineate parking areas from pedestrian areas. (Ord. 346-05; Ord. 272-04; Ord. 244-03; Ord. 160-02)

**18.33.080 Industrial architectural design standards.**

The following standards shall apply to all structures built in industrial zoning districts.

A. Elevations, materials and colors.

1. Building entrances shall be identified and directly accessible from a public sidewalk or sidewalk internal to the site.
2. Up to fifty percent (50%) of the front and street-facing elevations, up to seventy-five percent (75%) of the side elevations, and up to one hundred percent (100%) of the rear elevation may incorporate nonreflective steel siding or steel architectural panels. Other materials shall include a combination of durable materials such as stucco, brick, stone, marble and granite; colored and textured concrete and decorative masonry block; glass or acrylic block; and hardwood and pressure-treated wood. Accent and decorative components may also include steel, copper and aluminum; heavy timber; and terracotta. Other materials may be approved on a case-by-case basis. Materials and colors shall be indicated on the elevation illustrations.
3. Front and street side elevations shall have a minimum of ten percent (10%) of the wall area as window and/or glass door area.
4. Front and street side and side elevations shall be broken up through the use of decorative architectural features such as change in plane; columns or arches; rigid awnings or canopies; color and texture variations; recessed windows or doors, false windows; or exposed structural elements like steel or timber beams.
5. Windows and doors shall have at least three-inch exterior trim, unless otherwise enhanced with approved decorative features.
6. Windows and glazing shall not be highly reflective.

B. Roof.

1. Pitched roofs shall have a minimum 4:12 pitch and shall not be constructed of reflective material. Roof material and color shall be indicated on the elevation illustrations. Flat roofs shall be allowed where appropriate for the architectural character and style of the building.
2. Roofs shall be constructed of asphalt, fiberglass, nonreflective metal shake or wood shake shingle; clay, concrete, fiber cement or nonreflective metal tile; slate; or non-reflective metal

standing seam. Other materials may be considered on a case-by-case basis. Roof material shall be indicated on the elevation illustrations.

C. Site design.

1. When possible, individual industrial buildings, whether on one (1) or more lots, that share common access driveways and parking spaces, shall be arranged to enclose and frame common areas, which may include parking areas with designated pedestrian crosswalks, pedestrian plazas and gathering areas, landscaping, and similar common areas.

2. Industrial developments between five (5) and fifteen (15) acres shall include a minimum of one (1) public street or private drive, with detached sidewalks and six-foot landscaped planting strips that is continuous through the site, and connects to a public street on either end (referred to as a "through-access drive").

3. Industrial developments greater than fifteen (15) acres shall include a minimum of two (2) through-access drives with detached sidewalks and six-foot landscaped planting strips.

D. Screening and service areas.

1. Uses that generate noise and glare (including outdoor vending machines) shall not be located in areas of the site that are visible or audible from any residential land uses.

2. Service and loading areas shall be fully screened, through the use of landscaping and/or fencing, from adjacent residentially zoned properties, internal parking lot driveways and public and private rights-of-way. Service and loading areas shall not be placed on the front or street side of a building, but rather at the rear or side of the building.

3. Exterior mechanical units, whether ground or rooftop, shall be fully screened from view. The location of exterior mechanical units shall be indicated on the site plan.

4. Trash receptacles shall be fully screened on all sides with a minimum six-foot-tall privacy fence or wall constructed of materials consistent with the building. Location and materials shall be indicated on the site plan.

5. Allowed outdoor storage areas shall be fully screened using a solid fence or wall. Chain link is permitted with tight-fitting, neutral-colored slats, such as white, ivory, beige, tan, or grey, or other pre-approved color. Fence location, materials and color shall be indicated on the site plan.

E. City of Evans standard ornamental light fixture shall be installed on public and private streets. Adequate pedestrian lighting shall be supplied throughout the development and may be in the form of low-glare pole or wall-mount fixtures, bollards or other acceptable type. The placement and type of fixtures shall be indicated on the site plan, for review and approval of the Director of Public Works/Planning.

F. Parking.

1. Parking lot striping shall be an approved, reflective, white paint.

2. Required parking stalls and driveways shall be paved with asphalt, concrete or a similar material upon approval of the Director of Public Works.

3. Minimum six-inch-high curbs shall delineate parking areas from pedestrian areas. (Ord. 346-05; Ord. 272-04; Ord. 244-03; Ord. 160-02)

**18.33.090 Variances.**

If specific site conditions make it impossible or clearly impractical to construct buildings as required by these architectural design standards, the applicant may request a variance from the terms of this Chapter through the City's standard zoning variance procedure set forth in Chapter 19.58 of the Evans Municipal Code, as amended. (Ord. 346-05; Ord. 244-03; Ord. 160-02)

**18.33.100 Enforcement.**

In addition to any other penalties allowed under the Municipal Code, these standards may be enforced by withholding building permits or certificates of occupancy, suspending or revoking building permits previously granted or issuing stop-work orders effective until violations of these standards have been corrected. (Ord. 346-05; Ord. 244-03; Ord. 160-02)

**18.33.110 Violation – penalty.**

Any person who violates any of the provisions of this Chapter is guilty of a violation of this Chapter and shall be punished as provided in Section 1.16.010 of the Municipal Code. (Ord. 346-05; Ord. 244-03; Ord. 160-02)